

*A sleek and stylish 3 bed (1 en-suite) detached family home. Sought after residential estate.  
Llanrhystud Near Aberaeron/Aberystwyth - West Wales.*



3 Clos Carrog, Llanrhystud, Ceredigion. SY23 5BF.

£425,000

Ref R/4846/ID

**\*\*Sleek, stylish and elegant 3 bed (1en-suite) detached residence\*\*Perfect modern family home\*\*Located in a sought after residential locality in the popular coastal village of Llanrhystud\*\*High quality workmanship throughout\*\*Detached garage and ample off road parking\*\*Level walking distance to all village amenities and the sea\*\*Under floor heating to ground floor\*\*Highly efficient and low running costs\*\*Attractive rear garden\*\*A HOME TO CHERISH\*\***

The accommodation provides - entrance hall, spacious lounge, home office, dining room, kitchen, utility room, downstairs wc. First floor - Family bathroom, 3 double bedrooms (1 en-suite).

The property is situated within the sought after residential estate of Clos Carrog which is a quiet residential cul de sac of similar high quality properties and is situated within the coastal village of Llanrhystud being off the main A487 trunk road. The village offers a good level of local amenities and services including primary school, village shop, post office, mini supermarket, petrol station, public house, local restaurants, golf club and access to the beach and the All Wales coastal path. The village lies some 20 minutes equi distance from the Georgian harbour town of Aberaeron to the south and the University town of Aberystwyth to the north.



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## GENERAL

The placing of 3 Clos Carrog on the open market provides prospective purchasers to acquire a high quality modern family home that has been elegantly designed with high quality fixtures and fittings throughout.

A property of this calibre does not come around often and deserves an early viewing.

## GROUND FLOOR

### Entrance Hall

9' 3" x 6' 2" (2.82m x 1.88m) via half glazed composite door with oak staircase with glass balustrades leading to first floor, Italian porcelain tiled flooring. Door into useful understairs storage cupboard. Oak door into -



### Family Lounge

11' 6" x 15' 5" (3.51m x 4.70m) a spacious family room with double glazed window to front, electric fireplace with modern surround, porcelain tiled flooring, feature wall panelling, spot lights to ceiling, 5'8" opening into -





### Home Office/Extended Lounge Area

6' 8" x 9' 9" (2.03m x 2.97m) with patio doors to rear, porcelain tiled flooring, spot lights to ceiling. A perfect home office area.



### Dining Room

9' 9" x 10' 2" (2.97m x 3.10m) via oak door, porcelain tiled flooring, double glazed window to front, spot lights, pendant hanging lights over dining table, 4'9" opening into -



### Modern Kitchen

12' 1" x 9' 9" (3.68m x 2.97m) a modern and luxurious kitchen with all the technology any modern family needs. Comprising of Charcoal fitted base and wall cupboard units with Copper handleless finish, wood effect compact laminate working surfaces and up stand, Bosch electric eye level fan assisted oven, eye level Bosch microwave/grill, Bosch 4 ring induction hob with matching modern extractor hood above, inset stainless steel drainer sink with pull out mixer tap, spot lights to ceiling, under cupboard lighting, porcelain tiled flooring, double glazed window to rear, wine racks and oak

door into -



### Utility Room

7' 8" x 6' 8" (2.34m x 2.03m) with plumbing for automatic washing machine and space for American fridge freezer, porcelain tiled flooring, Worcester economy boiler, half glazed door to rear. Door into -





### Downstairs w.c.

6' 10" x 3' 1" (2.08m x 0.94m) with low level flush w.c. free standing vanity unit with inset wash hand basin, illuminous mirror, feature wall.

## FIRST FLOOR

### Central Landing

15' 8" x 6' 11" (4.78m x 2.11m) an open landing, spot lights to ceiling, access hatch to loft, door into airing cupboard. Oak doors into -



### Family Bathroom

7' 1" x 9' 7" (2.16m x 2.92m) with a modern three piece suite comprising of a 'P' shaped panelled bath with rainfall shower with pull out head above, storage compartments, gloss white vanity unit with inset wash hand basin, concealed w.c. fully tiled walls, tiled flooring, double glazed frosted window to rear, heated towel rail, spot lights to ceiling, extractor fan.



### Rear Double Bedroom 1

11' 2" x 9' 9" (3.40m x 2.97m) with double glazed window to rear, central heating radiator, fitted wardrobe, tv point.



### Front Double Bedroom 2

11' 0" x 9' 9" (3.35m x 2.97m) with double glazed window to front, central heating radiator.





### Master Suite

11' 6" x 12' 5" (3.51m x 3.78m) a spacious master bedroom with double glazed window to front, feature wall panelling, central heating radiator, fitted mirrored wardrobes, tv point, opening into -



### Walk in wardrobes

With fitted storage to each sides.



### En Suite



4' 3" x 8' 1" (1.30m x 2.46m) a modern white suite comprising of a walk in shower unit with mains rainfall shower above, low level flush w.c. gloss white vanity unit with inset wash hand basin, tiled walls, tiled flooring, frosted window to rear, spot lights, extractor fan.

## EXTERNALLY

### To the Front

The property is approached from the adopted estate road



onto a private driveway with ample private parking for 2-3 cars with front area laid to lawn. Pathways to both sides.



### Single Garage

12' 6" x 11' 3" (3.81m x 3.43m) of block construction under a slated roof with electric up and over door, storage space to loft, multiple sockets.



### Rear Laundry Room

7' 7" x 11' 3" (2.31m x 3.43m) with plumbing for automatic washing machine and multiple sockets.

### To The rear

The property offers a most attractive rear garden with a mixture of slate effect slabs and lawned areas making a lovely sitting out area ideal for al fresco dining.

The rear is fully enclosed via 6' fence perfect for children and animals.





### To the side

To the side of the property there is space for a hot tub with outside lighting.



### MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

### VIEWING ARRANGEMENTS

Strictly by prior appointment only. Please contact our Aberaeron Office on 01545 571600 or [aberaeron@morgananddavies.co.uk](mailto:aberaeron@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](https://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

### Services

The property benefits from mains water, electricity and drainage. Oil fired central heating, Ground floor under floor heating. 6pv Solar Panels.

Council Tax Band C (Ceredigion County Council).

Tenure - The property is of Freehold Tenure.



## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage. Private.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply. Solar PV Panels.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** B (88)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No


**The existence of any public or private right of way?** No



## Directions

From Aberaeron proceed north east on the A487 coast road to the village of Llanrhystud. Drive through the village and just before you cross the bridge, alongside the post office on the right hand side, just before the Black Lion public house turn right, proceed up this road and take the first right hand turning onto an estate road. Keep straight ahead of you and you will come into Clos Carrog and you will see the property as being the second property on your right hand side as identified by the agents for sale board.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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